

DISTRICT COURT OF _____ COUNTY, KANSAS

_____, Plaintiff

Address

Case No. _____

v.

_____, Defendant

Address

Pursuant to K.S.A. Chapter 61

PETITION FOR EVICTION

Plaintiff states:

1. Plaintiff is the owner, or an agent for the owner, of this property:

_____.

2. The property is currently in Defendant’s possession under a rental agreement entered on _____.

3. Defendant failed to comply with the rental agreement in the following ways (check all that apply):

- Defendant failed to pay rent due in the total amount of \$ _____ on the following dates (list dates): _____ and did not pay the amount due within the required time after receiving a notice to terminate the rental agreement and notice to leave the property.

- Defendant failed to comply with the rental agreement in a material way and did not begin a good faith effort to fix the failure within 14 days after receiving a notice to terminate the rental agreement and notice to leave the property. (Describe failure):

_____.

- Defendant failed to comply with one or more statutory duties of a tenant in a way that materially affected health and safety and did not begin a good faith effort to fix the failure within 14 days after receiving a notice to terminate the rental agreement and notice to leave the property. (Describe failure):

_____.

- Defendant has possession of the property under a month-to-month rental agreement and failed to leave the property at the appropriate time after receiving a 30-day notice of termination of the agreement and notice to leave the property.

- Other: _____.

4. Pursuant to K.S.A. 61-3803 and K.S.A. 58-2564 or K.S.A. 58-2570, or both, on _____ (date or dates) Plaintiff timely delivered to Defendant proper notice of termination of the rental agreement and notice to leave the premises. A copy of the notice is attached to this petition.

5. Because of Defendant's failure to comply with the rental agreement, Defendant's statutory duties as a tenant, or both, Plaintiff suffered the damages listed below. (Describe damages, including amounts):

_____.

Plaintiff demands judgment against Defendant for (check all that apply):

- Possession of the property, and if granted judgment for possession, Plaintiff requests issuance of a writ of restitution to place Plaintiff in possession of the property.
- Court costs.
- Rent owed in the amount of \$_____ and prejudgment interest.
- Damages in the amount of \$_____ (enter total amount of damages in paragraph 5).
- Other (describe): _____
_____.

(Attach a copy of the written rental agreement if applicable and the notice(s) Plaintiff delivered or mailed to Defendant.)

Signature of Plaintiff or Plaintiff's Attorney

Printed Name: _____

Bar # (if applicable): _____

Address: _____

City, State, Zip: _____

Phone #: _____

Fax # (if you have one): _____

Email address: _____